

BUILDING
SUSTAINABILITY
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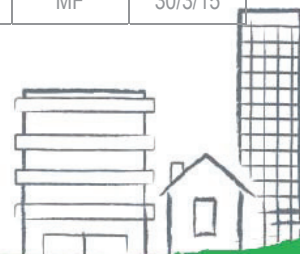
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DA Application for:

Lot 10, No. 20 Stewart Avenue

Curl Curl, NSW 2096

Issue	FileRef	Description	Author	Date
A	7800	Original Thermal and BASIX Assessment [DRAFT]	MF	5/9/14
B	7800	Original Thermal and BASIX Assessment [FINAL]	MF	8/9/14
C	8909	Thermal and BASIX Assessment Update	MF	30/3/15



Thermal Comfort Assessment

This home has been assessed under the thermal simulation method of the BASIX Protocol

Assessor Tracey Cools

Accreditation Number VIC/BDAV/12/1473

BASIX Details

Certificate Number: 14732020

BASIX adjusted conditioned area: 269m²

BASIX adjusted un-conditioned area: 31m²

Area adjusted cooling load: 39 MJ/m²/pa

Area adjusted heating load: 48 MJ/m²/pa

Specification

The following specification was used to achieve the thermal performance values. Modelling proxies are used at times and if the buildings element details vary the thermal performance specifications below shall take precedence.

If there is a change to this specification during design or construction phases please contact Efficient Living for advice and if required an updated certificate will be issued.

Thermal Performance Specifications

Floors	Concrete slab on ground with waffle pods (or R1.0 equivalent) Timber, suspended subfloor with no insulation (except R _T 1.9 heat flow in to garage ceiling)
Walls	External walls: Brick veneer with R2.0 bulk insulation and reflective foil sarking Lightweight framed walls with R2.0 bulk insulation, locations as per elevations Single skin brick with no insulation to garage only Colour not specified Internal walls: Plasterboard on studs with R1.0 bulk insulation around all wet areas and garage only
Windows	Aluminium frames with single clear glass U-Value (equal to or lower than): 6.57 SHGC (±10%): 0.74 Aluminium frames with single clear, low-e glass To all clerestory glazing and two storey stairwell facade U-Value (equal to or lower than): 4.70 SHGC (±10%): 0.63 Given values are NFRC, total window values
Skylights	Double glazed, toned with aluminium / timber frames
Ceilings	Plasterboard with R3.5 bulk insulation <i>Loss of ceiling insulation due to the installation of downlights has been accounted for in accordance with the BCA Technical Note 2. Clearances are based upon capped halogen downlights or non-vented LED or CFL downlights.</i>
Roof	Metal roof with R1.0 Anticon builder's blanket, dark colour (SA > 0.7)
Floor coverings	Concrete to downstairs, carpet to first floor and tiles to wet areas
External shade	Eaves as per plans – Covered deck to the north and covered porch to the south
Ventilation	All external doors have weather seals, all exhaust fans and chimneys have dampers, any down lights proposed will have capped fittings.

BCA requirements

In addition to the BASIX requirements; all new residential dwellings (class 1 buildings)

Must comply with; NSW PART 3.12.1 Building sealing & 3.12.5.0 - 3.12.5.3